



RETAIL FOR LEASE

- Rare 1,322 SF availability in Penn Quarter currently occupied by Body Bronze
- Two blocks South of Capital One Arena (1 M+ visitors annually) and first class restaurants along 7th St NW
- Ground level retail below The Lafayette: a luxury condo building. The 12-story complex offers 179 units and a number of building amenities
- In close vicinity to Archives (7,394/2,983 weekday/weekend ADR) and Gallery Place (22,773/11,453 Weekday/Weekend ADR) metro stations with a Walk Score of 96 (Walker’s Paradise)

NEARBY RETAILERS



VICTOR SALCIDO

vsalcido@klnb.com | 240-755-2704

JOE FLEISCHMANN

joef@klnb.com | 703-268-2708

MIKE PRATT

mpratt@klnb.com | 703-420-7765

LOCATION

LAFAYETTE AT PENN QUARTER

625 D STREET NW, WASHINGTON, DC 20004







DEMOGRAPHICS | 2022:

WALK TIME

	10-MIN	15-MIN	.5-MILE	1-MILE
Daytime Population	58,516	130,561	73,806	225,235
Population	4,205	14,380	8,127	35,557
Households	2,370	8,715	4,948	20,432
Average HH Income	\$213,398	\$164,899	\$194,911	\$163,055

TRAFFIC COUNTS | 2021:

D ST NW	3,448 ADT
7TH ST NW	14,788 ADT
 GALLERY PLACE CHINATOWN	22,773 / 11,453 Weekday/Weekend ADR
 WALK SCORE	96 Walkers Paradise
 BIKE SHARE MONTHLY RIDERS	6,222 Arrivals
	2 Million+ Annual Visitors

VICTOR SALCIDO

vsalcido@klnb.com | 240-755-2704

JOE FLEISCHMANN

joef@klnb.com | 703-268-2708

MIKE PRATT

mpratt@klnb.com | 703-420-7765

klnb

MAP

LAFAYETTE AT PENN QUARTER

625 D STREET NW, WASHINGTON, DC 20004



VICTOR SALCIDO

vsalcido@klnb.com | 240-755-2704

JOE FLEISCHMANN

joef@klnb.com | 703-268-2708

MIKE PRATT

mpratt@klnb.com | 703-420-7765



CLOSE UP

LAFAYETTE AT PENN QUARTER

625 D STREET NW, WASHINGTON, DC 20004



VICTOR SALCIDO

vsalcido@klnb.com | 240-755-2704

JOE FLEISCHMANN

joef@klnb.com | 703-268-2708

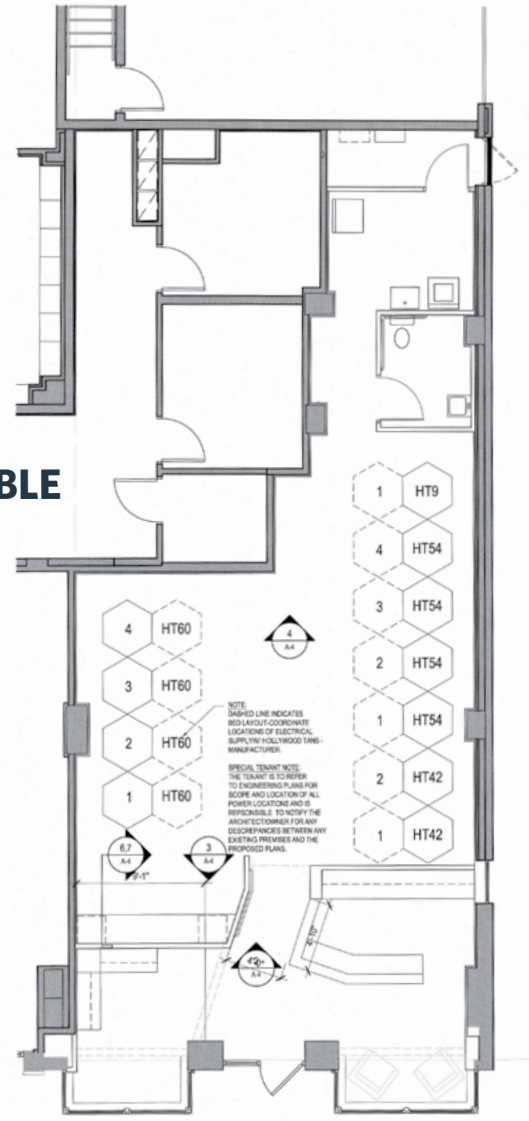
MIKE PRATT

mpratt@klnb.com | 703-420-7765

klnb



1,322 SF AVAILABLE



D STREET STREET (3,448 ADT)



LAFAYETTE AT PENN QUARTER

625 D STREET NW, WASHINGTON, DC 20004

FOR MORE INFORMATION, PLEASE CONTACT:

VICTOR SALCIDO

vsalcido@klnb.com
240-755-2704

JOE FLEISCHMANN

joef@klnb.com
703-268-2708

MIKE PRATT

mpratt@klnb.com
703-420-7765

1130 Connecticut Avenue, Suite 600, Washington, DC 20036

.....

klnb.com

 facebook.com/KLNB

 [@KLNBLLC](https://twitter.com/KLNBLLC)

 linkedin.com/company/klnb

 instagram.com/klnbllc

CLICK TO VIEW PROPERTY WEBSITE

While we have no reason to doubt the accuracy of any of the information supplied, we cannot, and do not, guarantee its accuracy. All information should be independently verified prior to a purchase or lease of the property. We are not responsible for errors, omissions, misuse, or misinterpretation of information contained herein and make no warranty of any kind, express or implied, with respect to the property or any other matters.